



City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date April 13, 2022

## **OFFICIAL NOTIFICATION OF DECISION**

**PR-2018-001504/SI-2022-00496 -  
Certificate of Appropriateness**

**Ryan & Jessica Short, request approval of a  
Certificate of Appropriateness for Alterations at  
916 8<sup>th</sup> Street NW, described as Lot 005, Block A,  
Park Addition, Eighth & Forrester Historic  
Protection Overlay Zone, HPO-2, (J-14).**

On April 13, 2022 the Landmarks Commission voted to **Approve Project # PR-2018-001504/SI-2022-00496**, based on the following Findings and Conditions of Approval.

### **Findings for Approval:**

1. This application is a request for a Certificate of Appropriateness for Alterations located at 916 8<sup>th</sup> Street NW, described as Lot 005, Block A, Park Addition, a property in the Eighth and Forrester Historic Preservation Overlay Zone, zoned R-1A.
2. The subject site is approximately 0.21 acres.
3. The subject building was constructed c. 1929-1930 in the Southwest Vernacular style and is classified as a contributing building in the Eighth & Forrester Historic District through the garage (double, flat roofed, stucco) to the rear of the property is not classified.
4. The elements of this request involve replacement of the existing porch screens and door that are not original to the building and replace them with white, vinyl, single-hung windows with fiberglass mesh screens.
5. The IDO Section 14-16-6-6(D)(1) requires that all development and modification of structures in any HPO zone and all development or modification of a landmark site first receive a Certificate of Appropriateness.
6. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if "The change is consistent with Section 14-16-3-5 (Historic Protection Overlay

Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.”

7. The proposed work is consistent with designation Resolution ordinance 46-1991. Subject to Conditions 1-2, the proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 8 & 9 below.
8. The proposal is consistent with the Guidelines for the Eighth and Forrester Historic Protection Overlay Zone, zoned R-1A. The alterations made to this house prior to the adoption of the IDO were inappropriate and damaged the integrity of the house by enclosing the porch. While replacing would be inappropriate under Guideline #1, in this case, the existing window screens and door are not original to the house. The location, configuration, and dimension of the porch and entrance are not being altered and the request is aimed at improving the use of the house while providing increased security.

The proposal to replace the screen windows and door will not further change the structure’s overall character as the pattern of openings will be unchanged and the work could be reversed in the future if the applicant or future homeowner should wish to do so.

9. The IDO Section 14-16-6-6(D)(3)(b) states that a Certificate of Appropriateness shall be approved if “The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”.

#### **Conditions of Approval:**

1. Approval is contingent upon Staff endorsement of the door in case the door requested with this proposal is not available.
2. Applicant is responsible to acquire, and approval is contingent upon all applicable permits and related approvals.

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APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON APRIL 13, 2022 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **APRIL 28, 2022.**

Sincerely,

*Silvia Bolivar*

Silvia Bolivar, PLA, ASLA  
Planner, Landmarks Commission